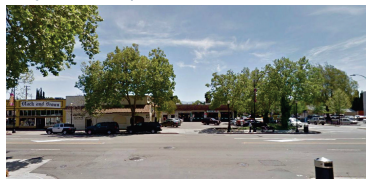


## EXISTING CONDITIONS



Existing commercial development



View south from The Alameda



The site is adjacent to single family residential structures

### Existing Uses

Retail in commercial strip format with surface parking

### Urban Design Challenges

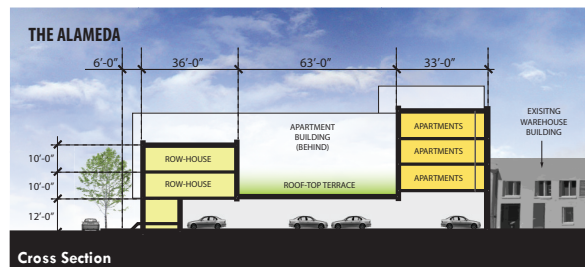
- Surface parking creates gap in retail facades and detracts from the pedestrian environment
- The siting and layout of the parking lot prioritizes vehicular circulation over pedestrian circulation
- The scale and configuration of the buildings provide poor definition for the public streetscape.
- The blank ground level façade along The Alameda detracts from the pedestrian environment.
- The driveway from The Alameda creates potential conflicts between pedestrians and vehicles.
- The scale and character of the adjacent single family neighborhood creates the potential for conflicts.

### Urban Design Objectives

#### New development should...

- Site buildings up to the back of the sidewalk to provide positive definition of the public streetscape.
- Integrate parking into the design of the building and screen from public view.
- Provide active facades with street-oriented entrances and highly transparent storefronts on The Alameda.
- Provide ground floor uses that contribute to a continuous retail frontage along The Alameda.
- Eliminate the driveway from The Alameda and provide garage and service access from Cleaves Avenue.
- Be responsive to the scale and character of adjacent single family residences along Cleaves Avenue.

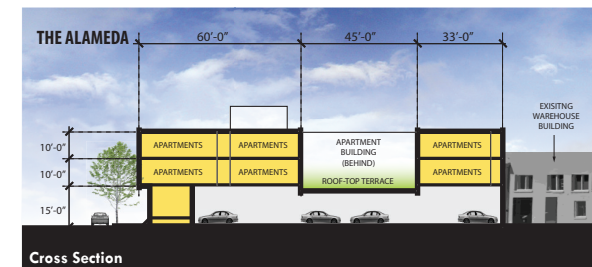
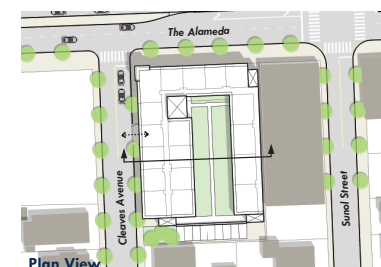
## DEVELOPMENT CONCEPT #1 Retail w/Mixed Residential



### Program

- **Building Types**
  - 4-story mixed use building (3 stories residential above ground floor retail)
  - 3-story townhomes
- **Development**
  - 4,500 sq ft retail space
  - 45 residential units (39 rental apartments & 6 for-sale townhomes)
  - 10,000 sq ft semi-private open space on podium
- **Parking**
  - 51 total off-street spaces
  - 39 podium spaces for apartments (1 space/unit)
  - 12 private garage spaces for townhomes (2 spaces/unit)
  - Retail parking on street

## DEVELOPMENT CONCEPT #2 Mixed Use w/Apartments over Retail



### Program

- **Building Types**
  - 3-story mixed use building (2 stories residential above ground floor retail)
- **Development**
  - 4,800 sq ft retail space
  - 36 rental apartments
  - 7,000 sq ft semi-private open space on podium
- **Parking**
  - 48 total off-street spaces
  - 36 residential spaces (1 space/unit)
  - 12 retail spaces (1 space/400 sq ft)

## The Alameda Urban Village CLEAVES AVENUE OPPORTUNITY SITE

Planning Workshop #2  
January 2014

CITY OF  
**SAN JOSE**  
CAPITAL OF SILICON VALLEY

WRT